

**REGULAR MEETING OF
BELMONT REDEVELOPMENT AGENCY
Tuesday, February 08, 2005**

CALL TO ORDER 8:40 P.M.

ROLL CALL

Directors Present: Mathewson, Feierbach, Metropulos,

Directors Absent: Bauer, Warden

Staff Present: Interim Executive Director Rich, Deputy City Attorney Zafferano, Community Development Director Ewing, Public Works Director Davis, Agency Secretary Cook.

ITEMS APPROVED ON CONSENT CALENDAR

Approval of Meeting Minutes of January 11, 2005.

Approval of Resolution 422, Amendment to the Housing Reimbursement Agreement and Approve a Loan for Funds for the 800 F Street Project

ACTION: On a motion by Director Metropulos, seconded by Director Feierbach, the Consent Calendar was unanimously approved by a show of hands (3-0, Bauer, Warden absent).

ADDITIONAL BUSINESS

Request for Direction on Development of Old City Hall Property - 1365 Fifth Avenue

Community Development Director Ewing reviewed the presentations made by Habitat for Humanity and the Olson Company at previous meetings for the development of the old city hall site on Fifth Avenue. He also reviewed options for this property. In response to Director Metropulos, Community Development Director Ewing clarified that the property must either be in contract or under construction by the end of the calendar year 2006.

Patti Smith, Fifth Avenue, expressed a concern regarding parking needs, not just for new housing, but also for the existing business. She is trying to be open-minded, and is now frustrated with potential impacts of development of this property, and other recent projects such as the Emmett House and the Mental Health housing behind Longs. She recommended removal of LMI (low-to-moderate income) designation.

Scott Church, Fifth Avenue, recommended addressing a number of issues such as traffic and parking. He noted that the addition of rental units on the homes is not in the spirit of redevelopment, and that there should not be a source of revenue for these property owners.

Alisa Ferree, Fifth Avenue, commented that the staff report accurately reflects the previous discussion. She noted that issues not addressed include landscaping and existing trees. She would encourage low density. She agreed that rental units are not appropriate. She supports looking beyond the two proposals.

William Sangervasi, Broadway Avenue, expressed concerns that this project would have for future generations, and recommended spending time to study this issue. He also expressed concerns regarding crime and the low-income designation of this property, especially since

another low-income project behind Longs is now under construction. He commented Belmont is not a third-world city. He would support paying back the LMI fund. He is also concerned regarding future blight, and that other cities have not taken LMI monies for projects.

Ric Denman, Witheridge Road, stated that he supported the project, and he is an advocate for Habitat for Humanity. He noted there is an affordable housing crisis in San Mateo County, and it is important to support local nonprofit organizations. He noted that the neighbors have legitimate concerns.

Chris Schroeder, Fifth Avenue, thanked Chair Warden for his opposition of the proposals, and noted they do not comply with the existing zoning. The zoning calls for seven units, and the Olson Company stated that is not feasible. He noted that Belmont is a Tree City, and he recommended obtaining an arborist report.

Mark Moulton, Peninsula Habitat for Humanity, stated that his organization is eager to continue with its proposal. He noted that Habitat is flexible and can do single-family only. They would take the community needs into account. They are a nonprofit organization that desires to add value. He clarified that deed-restricted homes do not count for comparables, and that they build quality homes. He recommended not rejecting the proposals.

David Bomberger, Arbor Avenue/former City Councilmember, stated that he has volunteered with Habitat for Humanity, and noted that it works with the community on all issues. He commented that the families who would purchase the homes already live in the community. He recommended the Agency commit to LMI housing.

Jan Heise, Pine Knoll Drive, stated that she recognizes the sensitivity of the community. She thanked the Agency for considering housing. She supports Habitat for Humanity, and noted that they have experience with neighborhoods and support their values. She noted that Humanity's projects have a lower cost because of its nonprofit status and the use of volunteers. They are good quality projects. She also commented that teachers would qualify for the lower income levels.

Jerry Coleman, Cipriani Boulevard, supports Habitat for Humanity, and noted it is highly respected, and supported by corporations and labor unions. Their projects have a positive impact on neighborhoods. He agrees with previous speakers regarding the negative impact of second unit rentals. He commented that low-income buyers already live in Belmont.

Director Mathewson stated that Chair Warden was unable to attend the meeting, but had submitted comments via email, which he read into the record. Chair Warden does not favor either proposal. He does not feel the City of Belmont has been proactive in formulating a plan for the use of its LMI monies, and instead has been reactive to proposals. He supports transit-oriented but not transit-adjacent development. He would support selling the property at market rate and using it for another purpose. He recommends holding a future study session with the City's redevelopment attorney.

Director Feierbach expressed concerns regarding neighborhood preservation. She would support the sale of the property to a developer. She visited a San Francisco project. She supports Chair Warden's suggestion for a study session. She noted that LMI housing projects should be located on El Camino Real, not on Fifth Avenue.

Director Metropulos stated that the neighbors are his prime consideration, and he desires to keep the charm of the neighborhood. He noted that both projects are too dense, but that affordable housing is needed. He is offended by the comments regarding crime rates. He noted as a teacher, he could qualify for these homes. He agreed with the recommendation to reject the proposals.

Director Metropulos noted that all five members of the Agency were needed for a decision on this project. He supports the neighborhood's needs, is concerned regarding the trees, and noted no arborist's report has been undertaken for this property. He stated that affordable housing is needed, but it should be spread around and not concentrated. He does not support apartments, and higher density on El Camino Real may be necessary. He does not support either proposal.

There was concurrence to schedule a future study session.

ADJOURNMENT at this time being 9:20 P.M.

Meeting tape-recorded and videotaped
Tape No. 602
Minutes approved 3/8/2005

Terri Cook
Agency Secretary